



FLL

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 3/25/2014

TO: PW

MAR 26 2014

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us) COUNTY OF SAN LUIS OBISPO
South County Team / Development Review DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: DRC2013-00082 MAINO – Proposed minor use permit to construct a 12,007 sf one-story commercial building with associated landscaping, parking and site development. Site location is 1133 Farmhouse Ln, San Luis Obispo. APN: 076-512-005

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☒ NO

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

~~See attached~~

See attached

4.7.14
Date

Jim Poulus
Name

5271
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 10, 2014
To: Stephanie Fuhs Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00082, Maino MUP, Farmhouse Ln, San Luis Obispo, APN 076-512-005**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with Land Use Ordinance, Section 22.10.155, the proposed project is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.
- B. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet.

Recommended Project Conditions of Approval:

Drainage

1. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
2. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention

3. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
4. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



**Fw: Revised Referral Package: DRC2013-00082 MAINO, South County
E-Referral, MUP, San Luis Obispo**

Craig Piper to: Stephanie Fuhs
Cc: Kevin Bumen

04/02/2014 03:00 PM

From: Craig Piper/GenSrvcs/COSLO
To: Stephanie Fuhs/Planning/COSLO@Wings
Cc: Kevin Bumen/GenSrvcs/COSLO@Wings

Hi Stephanie,

From the Airports perspective I don't have much in the way of comments. As with any construction near the airport the applicant should complete the 7460 process with the FAA prior to any construction. Since this site is within the Morobito-Burke development, I'm not sure if any further review by the ALUC is necessary. This would be something to check with Bill Robeson on.

Thank you,

Craig Piper
Assistant General Manager
Airport Services
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 04/02/2014 02:56 PM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Doug Rion/PubWorks/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Charles Riha/Planning/COSLO@Wings, capiper@co.slo.ca.us, Carolyn Huber/GenSrvcs/COSLO@Wings, pdunsmor@slocity.org
Cc: Stephanie Fuhs/Planning/COSLO@Wings
Date: 03/27/2014 11:07 AM
Subject: Revised Referral Package: DRC2013-00082 MAINO, South County E-Referral, MUP, San Luis Obispo
Sent by: Donna Hawkins

The referral package for the MAINO MUP sent 3/25/14 contained the wrong set of drawings. Please use this link to access the correct referral package:

[Direct link to MAINO MUP REFERRAL package.](#)

Sorry for any confusion.

----- Forwarded by Donna Hawkins/Planning/COSLO on 03/27/2014 11:00 AM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Doug Rion/PubWorks/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Charles Riha/Planning/COSLO@Wings, capiper@co.slo.ca.us, Carolyn Huber/GenSrvcs/COSLO@Wings, pdunsmor@slocity.org
Cc: Stephanie Fuhs/Planning/COSLO@Wings



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slocity.org

April 11, 2014

Stephanie Fuhs, Project Manager
South County Team / Development Review
County of San Luis Obispo
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408

SUBJECT: SLO County Referral: Minor Use Permit DRC 2013-00082
1133 Farmhouse Lane

Dear Stephanie,

The City has reviewed the preliminary plans for the use permit associated with the proposed commercial building at 1133 Farmhouse Lane. This location is within the City's Airport Area Specific Plan boundary. The City finds that the proposed development is in substantial conformance with the AASP policies. The project will be subject to the following:

1. The project is subject to payment of transportation impact fees. Development projects within the Airport Area Specific Plan (AASP) shall be subject to AASP transportation impact fees that are primarily for off-site mitigation needed to serve development in this area. Fees shall be collected by the City prior to issuance of construction permits.

Please feel free to contact me the Community Development Department with any additional questions you may have.

Sincerely,

Phil Dunsmore

Phil Dunsmore
Senior Planner

CC: San Luis Obispo City Council
Derek Johnson, Community Development Director



Re: DRC2013-00082 MAINO, South County E-Referral, MUP, San Luis Obispo

Charles Riha to: Stephanie Fuhs

03/31/2014 08:49 AM

Cc: Cheryl Journey, Stephen Hicks

From: Charles Riha/Planning/COSLO
To: Stephanie Fuhs/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings

Stephanie,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 accessibility / energy laws.
5. Whether or not a separate grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system shall be approved prior to issuance of the structure. Cal Fire requires that all commercial sprinkler systems be reviewed by a licensed fire protection engineer.

Charles Riha, Plans Examiner III



PLANNING & BUILDING

COUNTY OF SAN LUIS OBISPO

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San Luis Obispo, Ca 93408

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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South County Team / Development Review

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4-19-14
Date

Tina Rose
Name

543-4244
Phone



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

April 19, 2014

To: Stephanie Fuhs, South County Team

Project Summary – DRC2013-00082 Maino Building 1133 Farmhouse Lane

12,007 SF ONE-STORY BUILDING WITH ASSOCIATED LANDSCAPING, PARKING, AND SITE DEVELOPMENT

The project is located within Local Responsibility Area with a **2 - 3** minute response time from County Fire **Station #21 on Broad Street**. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) any other applicable fire laws.

Ignition Resistant Construction

The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505. The required roof covering shall be no less than a fire retardant **Class C**.

Address Requirements

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of Commercial 8 inches high with a minimum stroke width of 0.5 inch (12.7mm).

Address Directories

When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

Emergency Access Knox Keys and/or Gate Switches

All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Exiting

All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

Fire Sprinklers

This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

The fire department connections (FDC) supporting the required fire protection systems shall be located on the same side of the road within 100 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

Fire Alarm systems

A centralized interlinked Fire Alarm System is required for this project. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.

Fire Protection Engineer required

A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.

Commercial Cooking Operations

California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

Portable Fire Extinguishers

Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. CCR Title 19 Division 1.

Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Building Signage

All interior & exterior doors providing access to fire protection or building systems shall be labeled. Examples; electrical, fire alarm control panel, fire riser, standpipes, test valves, roof access etc. The signs shall be a minimum size of 12" x 12" with characters at least 1-inch high in block lettering with a minimum of 1/4 inch stroke. The lettering shall be of a contrasting color to the sign background.

Fire safety plans. Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.5. Areas of refuge.
 - 4.6. Exterior areas for assisted rescue.
 - 4.7. Manual fire alarm boxes.
 - 4.8. Portable fire extinguishers.
 - 4.9. Occupant-use hose stations.
 - 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

If I can provide additional information or assistance on this matter please don't hesitate to contact me at (805) 543-4244.

Respectfully



Tina Rose
Fire Inspector

C: Thomas M. Maino, et al
Maino Construction Incorporated
Oasis Associates Incorporated, C M Florence